

West Ridge - Chicago

FULLY BUILT OUT RESTAURANT WITH REAL ESTATE FOR SALE

2649-2651 W. Peterson Ave. Chicago, IL



West Ridge

West Ridge is one of Chicago's 77 community areas. It is a middle-class neighborhood on the far North Side of Chicago. It is located in the 50th and 40th Wards. Frequently referred to as West Rogers Park, it is bordered on the north by Howard Street, on the east by Ridge Boulevard, Western Avenue and Ravenswood Avenue, the south by Bryn Mawr Avenue and Peterson Avenue, and on the west by Kedzie Avenue and the North Shore channel of the Chicago River. Today West Ridge is one of Chicago's better off communities, filled with thriving multi-ethnic culture lining Devon Avenue, historic mansions lining Ridge and Lunt Avenues, cultural institutions such as St. Scholastica Academy and one of the highest per capita incomes on the North Side of Chicago. Source: wikipedia.org

Katsu - 2649-2651 W. Peterson Ave. Chicago, IL 60659

Size (Approx.)	2,400 SF Building on 3,272 SF Lot
Asking Price	\$350,000 (Real Estate)

For additional information or to schedule a showing contact:

Brian Laskov	Juan Carlos Gomez
312.575.0480 Ext. 14	312.575.0480 ext. 19
Brian@kudangroup.com	JuanCarlos@kudangroup.com



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics (Year 2016)

	Total
Population	73,723
Median Age	35.6
Median Income	\$48,701
Total Households	24,782

Nearby Businesses

Pride Sushi & Thai
Fondue Stube
Bass Club
Piccolo Lounge

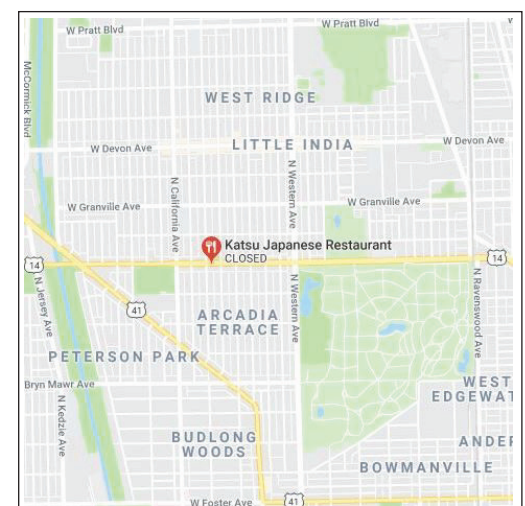
Description

Fully built out restaurant with real estate for sale. Former acclaimed restaurant "Katsu", long known as one of Chicagoland's premier sushi restaurants for over 29 years. Freestanding one-story commercial building on Peterson Ave. Located in a busy commercial district of West Ridge neighborhood. Situated across the street from Green Briar Park and down the street from Mather Park. Ethnically diverse area with wide variety of global cuisine in just a three block radius.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 522 1-14-2013

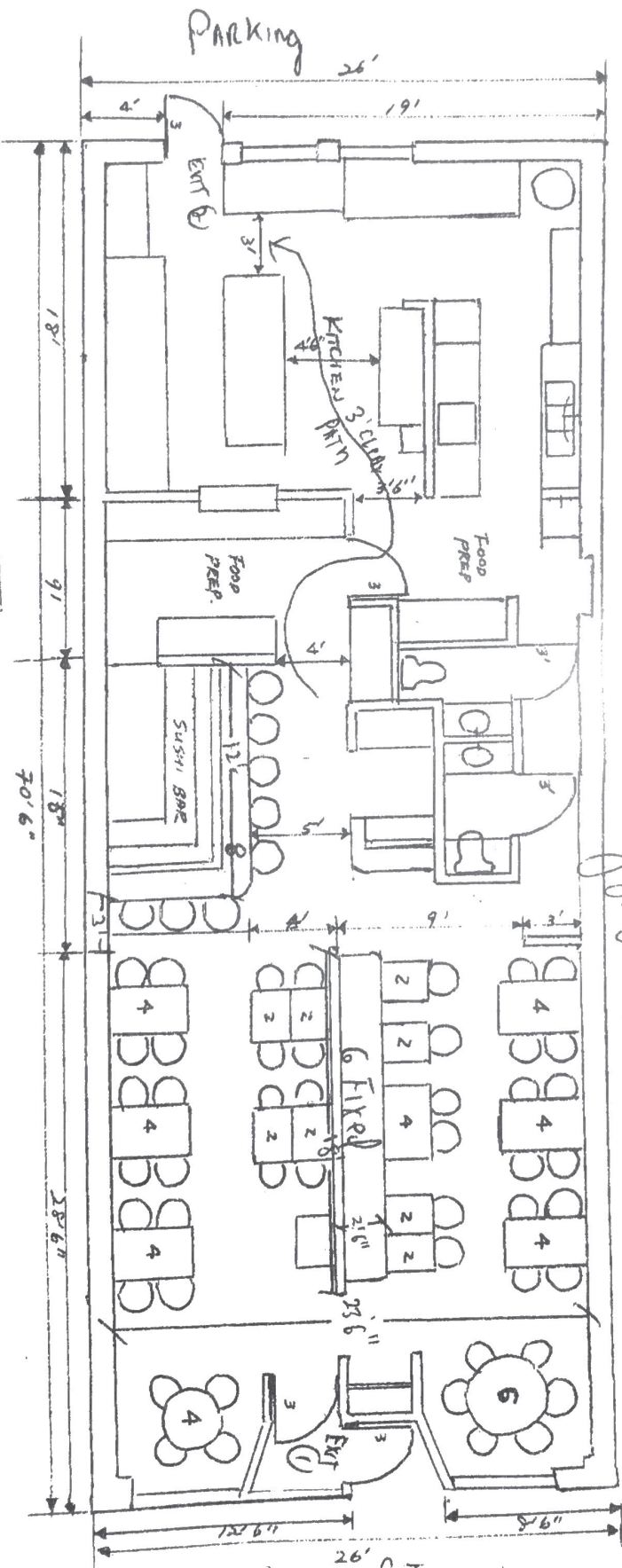
Map

N. Peterson Ave. & N. Washtenaw Ave.



LISTING INFO

Agent	Brian Laskov brian@kudangroup.com Juan Carlos Gomez juancarlos@kudangroup.com
Transaction Type	Real Estate & Assets for Sale
Type of Property	Commercial Building One Story /Restaurant
Property Data	
Property Name	Formerly Katsu
Address	2649 - 2651 W Peterson Ave.
City, Zip Code	Chicago, IL 60659
Area	West Ridge
County	Cook
Sale Price	\$350,000 (Real Estate)
Taxes	\$9,881 (2015)
Building Type and Year Built	1939
Stories	1
Size	2,400 SF
Lot Size	3,272 SF
Parking	Parking in back
Zoning	50
Ward	50th
Alderman – Name and Phone Number	Patrick O'Connor 773.769.1140
Nearby Businesses	Pride Sushi & Thai, Fondue Stube, Bass Club (musical instrument retailer), Piccolo Lounge, Turkish Cuisine, Black Sheep Bar, Chin Land Asian Food Market, Sabor A Cafe
Property Description	Freestanding, one story storefront along busy Peterson Ave. Fully built out restaurant with a full kitchen.
Location Description	Located in a busy commercial district of West Ridge. Situated across the street from Green Briar Park and down the street from Mather Park. Ethnically diverse area with wide variety of global cuisine available in just a three block radius.
Cross Streets	N Peterson Ave & N Washtenaw Ave
Business Data	
Business Description	Former acclaimed Katsu restaurant assets and real estate for sale. Long known as one of Chicagoland's premier sushi restaurants, Chef Katsu Imamura retired after 29 years in operation. Now this storied restaurant is available for another generation.
Year Established	1991
Reason for selling	Chef/Owner Retired



Construction Type: DRD
 Building Height: 1ST FLOOR
 Capacity: 68
 Verified: [initials]
 Date: [blank]
 on: (P) Carter, Inc.
 with [initials]
 metal buy [initials]

CITY OF CHICAGO
 DEPARTMENT OF ZONING
 CONFORMS
 TO ZONING ORDINANCE
 SEP 21 1998
 USE OF BLDG. [initials]
 DESCRIPTION OF WORK [initials]
 PLAN EXAMINER [initials]

FLOOR PLAN
 56 MOBILE SEATS
 6 FIXED SEATS
 68 TOTAL SEATS

1/8" = 1 FOOT

#9971